

Current Development Activity



UPDATED OCTOBER 2016

The City of Hallandale Beach is a vibrant coastal community, which many developers are seeing as a prime location for investment opportunities. Numerous residential and commercial projects have recently been completed, are under construction, planned or approved by the City. The following is a list of active major construction activities in the City.

CURRENT DEVELOPMENT LIST

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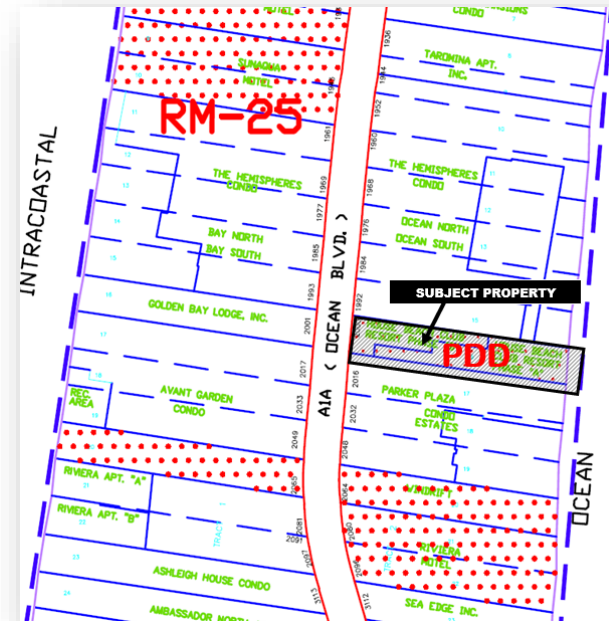


Major Development Projects with Approved Site Plans

Major Development Projects with Approved Site Plans

2000 S. OCEAN DRIVE

2000 S. Ocean Drive



OWNER/ DEVELOPER- B and H Fort Lauderdale Beach, LLC
18851 NE 29th Avenue, Suite 1011, Aventura, FL 33180 *

DESCRIPTION- 38 story, 64-unit luxury condominium.

VALUATION- The market value of the project is valued at \$140 million. The cost of construction is approximately \$90 million.

STATUS- The Plat application was approved by City Commission on November 20, 2013. The Major Development application was approved by City Commission on April 16, 2014. The Site Plan approvals have been extended to May, 2017. *(A solar reflectivity analysis is imminent. Resubmittal of permit plans are anticipated in the next few weeks. Prototype design of the public beach access adjacent to the project is pending.)*

***Note: Property owner has changed.**

New Owner: 2000 OCEAN DRIVE LLC/ KAR Properties
Owner Address: 232 MADISON AVE STE 200 NEW YORK NY 10016
Sold on 10/24/2014

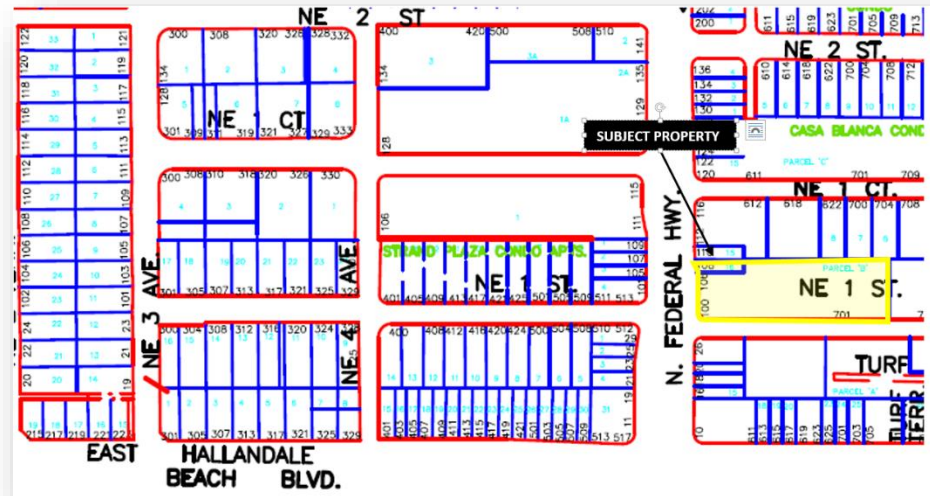
Development Agreement Commitment Highlights

Beach Nourishment	\$1,075,000.00
Affordable Housing	\$ 100,000.00
Bus Shelter	\$ 40,000.00
Bidirectional Amplifier Antenna	\$ 50,000.00

Major Development Projects with Approved Site Plans

ACCESSO OFFICE BUILDING

100 N Federal Highway



OWNER/DEVELOPER – Accesso One, LLC 1140 E Hallandale Beach Blvd, Hallandale, FL 33009

DESCRIPTION – Project consists of a five-story 27,744 square feet office building. This project is to be constructed on a vacant parcel of 0.969 acres in size. Project did not go to City Commission based on the new RAC Regulations.

VALUATION - The estimated construction cost is \$4,000,000

STATUS – The project was administratively approved on June 23, 2015. The building permit application have been approved and building is under construction.

Major Development Projects with Approved Site Plans

BEACON OFFICE BUILDING

800 SE 4 Street

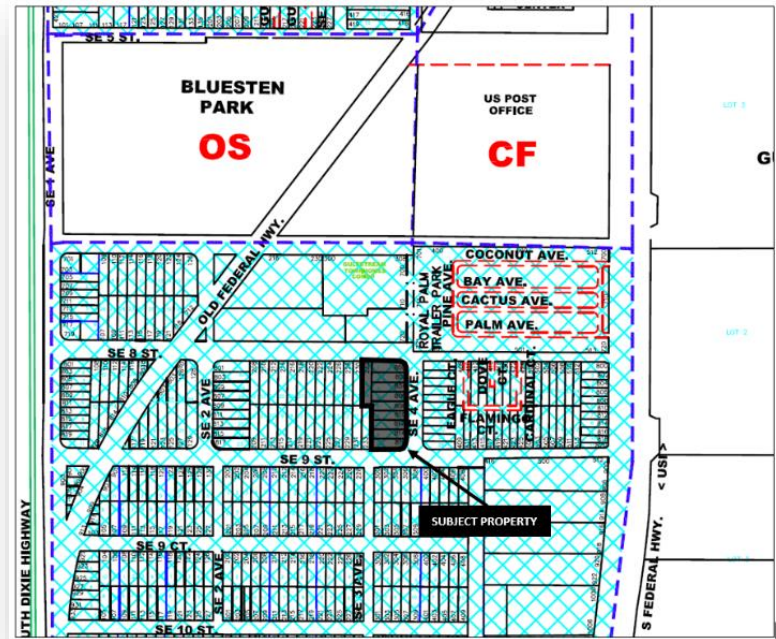


OWNER/DEVELOPER- H&M Development

DESCRIPTION- An eight- story office building with 75,860 square feet of office and retail space.

VALUATION - The cost of construction is approximately \$14 million.

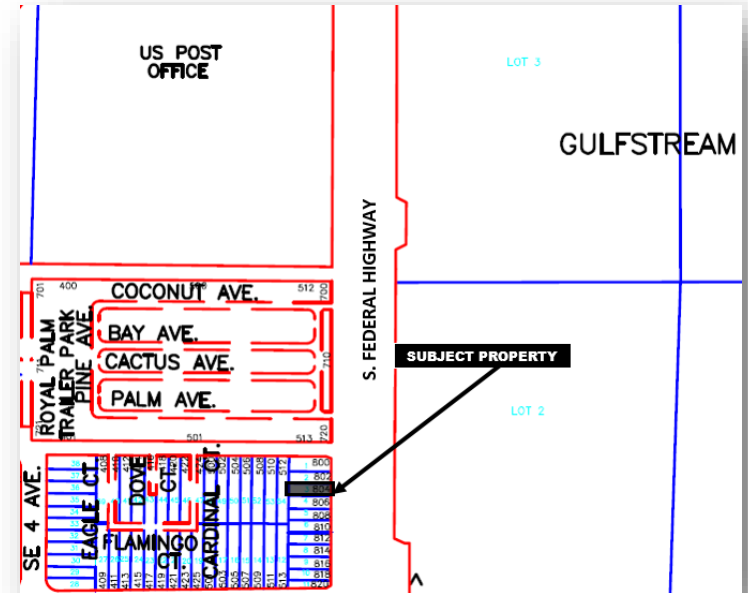
STATUS- The project was Administratively Approved on May 18, 2016. Approval of building permits is imminent.



Major Development Projects with Approved Site Plans

DOMUS OFFICE CENTER

804 S. Federal Highway



OWNER/DEVELOPER – H Development 540 NW 165th Street Road, #310, Miami, FL 33169

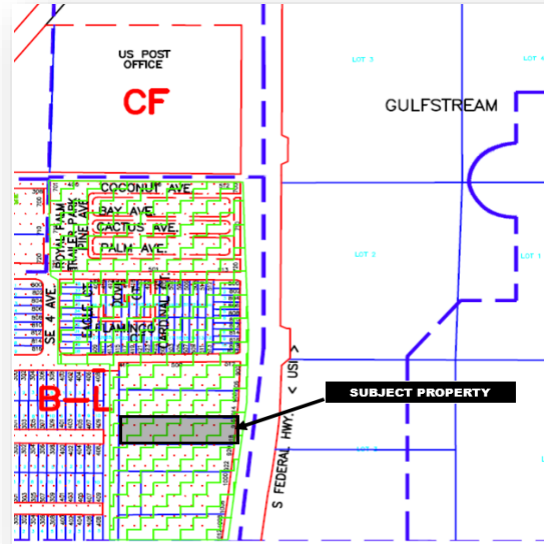
DESCRIPTION – Demolition of existing abandoned motel and redevelopment of the site with a 19-story class “A” building with 13,021 square feet of retail on the first floor and 160,854 square feet of office space.

VALUATION – The estimated construction cost is not available at this time. The estimated market value at build-out is \$65 million.

STATUS – The Site Plan was approved by City Commission on September, 2007. The site plan approval expires on March 10, 2017. Building permit application has not been submitted at this time.

Major Development Projects with Approved Site Plans

GULFSTREAM POINT **918 South Federal Highway**



OWNER/DEVELOPER - Hallandale First, LLC, 100 S. Biscayne Blvd Suite 900 Miami, FL 33131

DESCRIPTION - A 24- story building inclusive of 297 residential units and a 2,572 square feet restaurant with a 757 square feet outdoor patio area.

VALUATION - The estimated construction cost is \$51 million.

STATUS - The major development/ site plan application was approved by the City Commission on December 15, 2014. Site plan approval will expire on June 15, 2016. The building permit application has been submitted and is under review.

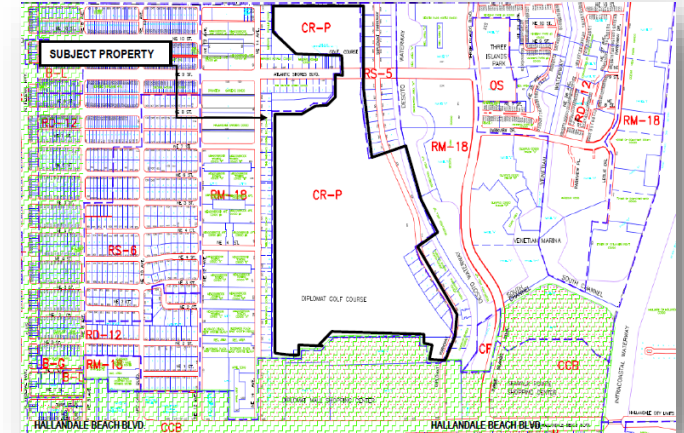
Development Agreement Commitment Highlights

City Park Improvements	\$700,000.00
Coordinate hiring program w/ HOP. If unable meet 15% goal of HB residents, fund training program \$1,000 per position. (In-Kind)	\$1,000 per position not filled to meet 15% goal

Major Development Projects with Approved Site Plans

DIPLOMAT GOLF COURSE

500-501 Diplomat Parkway



OWNER/DEVELOPER- Diplomat Golf Course Ventures, LLC, 425 N. Federal Hwy, Hallandale Beach, FL 33009

DESCRIPTION- The Project consists of an expansion of the existing Hotel and Country Club to include three hotel towers with a total of 938 new hotel rooms (keys) and approximately 70,960 square feet of proposed accessory hotel uses excluding the existing 60 room hotel, meeting rooms, conference rooms and spa. A 30 story residential tower with 250 units is also proposed. The existing tennis center will be relocated to the central north end of the golf course and 3 single family homes added to the marina parcel.

VALUATION- The estimated construction cost is \$650 million.

STATUS- This project was approved by City Commission on March 2, 2016. Submittal of building permit is pending.

Development Agreement Commitment Highlights

Improvements Atlantic Shores Blvd.	\$3,500,000.000
Improvements to Sunrise Park*	\$50,000.00
Construct a linear park or improve Sunrise Park*	\$250,000.00
Public Safety Improvements	\$811,189.00
City Circulator	\$400,000.00
Diplomat Parkway	\$350,000.00
Affordable Housing	\$331,250.00
Sunrise Park	\$700,000.00
Scholarships (\$15,000/year/8yrs)	\$120,000.00
Mobility Study	\$40,000.00
Historic Commission	\$25,000.00
Community Benefit Training/Construction/Permanent	\$70,000.00
Construct turn lanes HBB & Diplomat Pkwy.	\$475,000.00
*pursuant to 7/16 amendment	

Major Development Projects with Approved Site Plans

DREAM TEAM RETAIL

11 NE 1st Avenue Hallandale Beach, FL



OWNER/DEVELOPER – Dream Team Developers, LLC 2719 Hollywood Blvd, Hollywood, Florida 33020

DESCRIPTION – Project consist of one-story building with a total of 1,855 square feet of commercial space.

VALUATION – The estimated construction cost is approximately \$1,000,000.

STATUS – This project was approved by City Commission on September 26, 2016. Site plan approval will expire March 26, 2018. Submittal of building permit is pending.

Major Development Projects with Approved Site Plans

HALLANDALE ARTSQUARE

301-409 N. Federal Highway

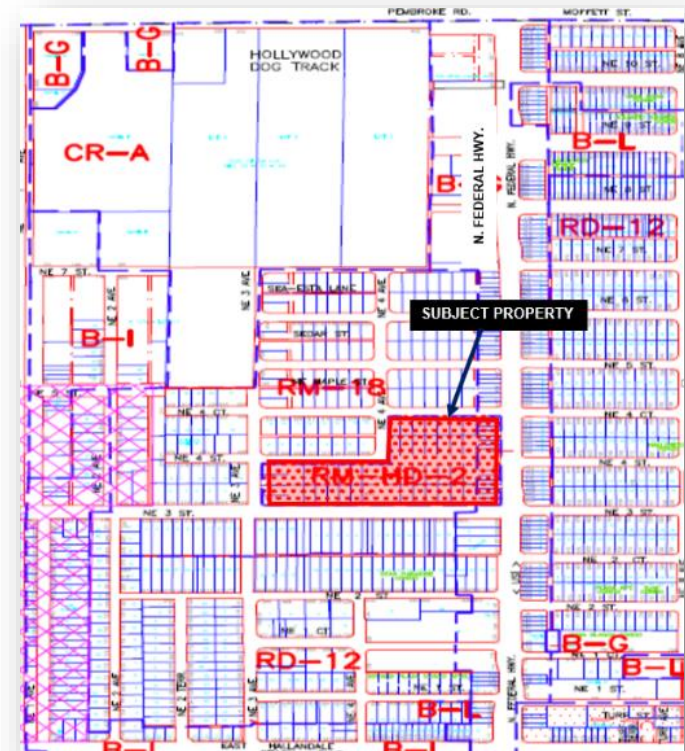


OWNER/DEVELOPER- Hallandale Land Ventures, LLLP 150 SE 2 AVE #800 Miami FL 33131

DESCRIPTION- Mixed use Project consisting of 268 multifamily mid-rise units including 8 live/work units in 6-7 story buildings, 90 garden apartments in 3 story buildings, a 2-level parking structure with surface parking, residential amenities, and 12,755 square feet of commercial space.

VALUATION- The estimated construction cost is approximately \$50 million, and projected market value is \$80 million.

STATUS – The major development/ site plan application was approved by the City Commission on March 18, 2015. Site plan approvals expire on September 18, 2016. The building permit application has been submitted and is under review.



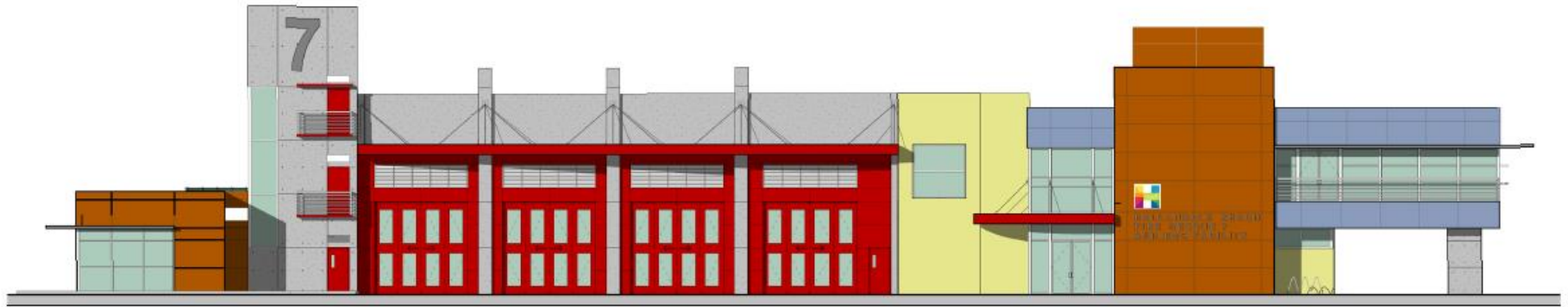
Development Agreement Commitment Highlights

Coordinate hiring program with HOP. If unable to meet 15% goal of HBB residents, fund training program. \$1000 per position (In-Kind)	\$1,000 per position not filled to meet 15% goal
Install a bus shelter or pay up to \$50,000 (In-Kind)	Install shelter or pay \$50,000
Reconstruction of NE 3 rd Street in partnership with CRA.	

Major Development Projects with Approved Site Plans

HALLANDALE FIRE STATION No. 7

111 Foster Road

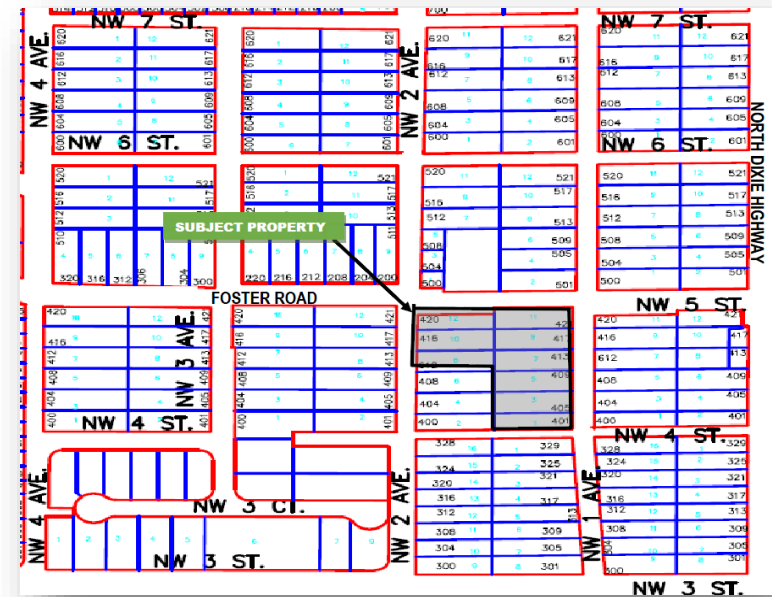


OWNER/DEVELOPER – City of Hallandale Beach, 400 South Federal Highway, Hallandale Beach, FL 33009

DESCRIPTION – Construction of a new Fire Station, Emergency Operation Center and Administration Offices for a total of 25,197 sq. ft. to replace and relocate the existing Fire Station No. 7.

VALUATION - The total project cost is approximately \$7.7 million

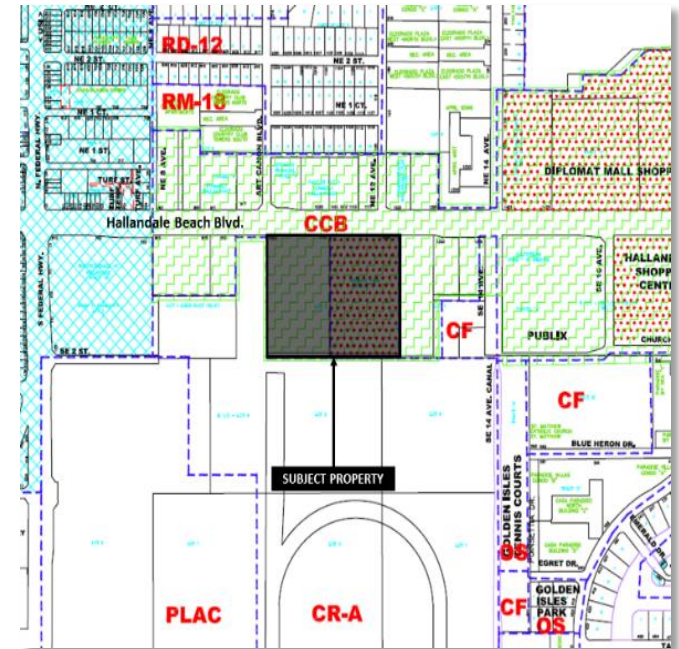
STATUS – Site plan was approved by the City Commission on January 28, 2015 and building is under construction.



Major Development Projects with Approved Site Plans

HALLANDALE OASIS PHASE II

1000 E. Hallandale Beach Boulevard



OWNER/DEVELOPER - Romagnole Investment Properties, LLC, 407 Lincoln Road # 11C Miami Beach, FL 33139

DESCRIPTION – Project consists of two sites: The applicant requests to amend the approved plans by adding a 200 room hotel and 11,930 square feet of additional commercial use in a 10 and 20 story building to the 1100 EHBB parcel. The 1000 EHBB site will be redeveloped with another 26 story building with 250 residential units and 7,340 square feet of commercial area. The combined properties have a total of 10.08 acres.

VALUATION – The construction cost is approximately \$115 million with a projected market value of \$160 million.

STATUS – The project was approved by City Commission on May 4, 2016. Submittal of building permits is pending.

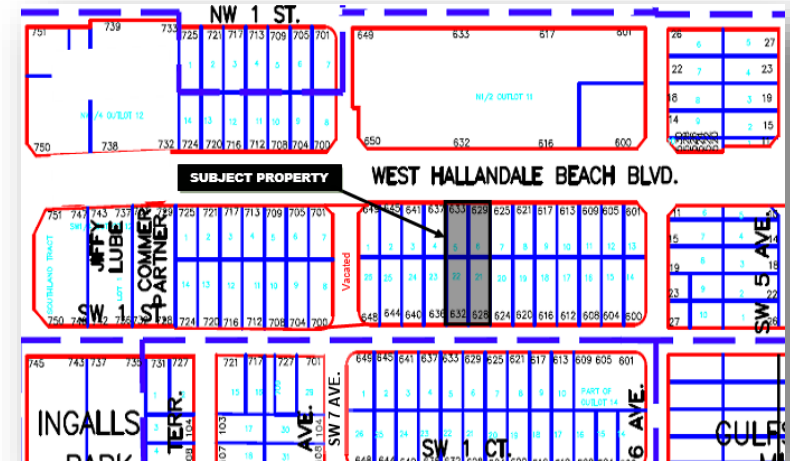
Development Agreement Commitment Highlights

Community Benefit Construction/Permanent Workforce	\$70,000.00
Public Safety Improvements	\$376,401.00
Improvements Hibiscus Road & US1 to 14 th Ave.	\$1,000,000.00
City Circulator	\$300,000.00
Upgrade to wastewater lift station, force main system and gravity main.	\$1829,000.00
Feasibility Study- Construct R/W between US1 & S.E. 14 th Ave.	\$60,000.00

Major Development Projects with Approved Site Plans

MD CLINICAL MEDICAL OFFICE

633 Hallandale Beach Blvd



OWNER/DEVELOPER – MD Clinical Medical Office, 911 E. Hallandale Beach Blvd, Hallandale Beach, FL 33009

DESCRIPTION – Project consist of a 2-story 12,245 square feet medical office building. This project is proposed to be constructed on a vacant parcel of property 22,500 square feet in size.

VALUATION – The estimated construction cost is approximately \$2-3 million Dollars. With an estimated value at completed construction of \$3.9 million dollars

STATUS – The major development/ site plan application was approved by the City Commission on March 18, 2015. Site plan approvals expire on September 18, 2016. The building permit application has not been submitted at this time. A new development application has been filed by new ownership for this property.

Major Development Projects with Approved Site Plans

NINE HUNDRED

900 S. Federal Highway



OWNER/DEVELOPER– Hallandale Office Towers, LLC, 6001 N.W. 153rd Street, Suite 110 Hallandale Beach, FL 33009

DESCRIPTION – Project consist of a 23- story high rise building with 320 residential units, including s request for assignment of 320 RAC (Regional Activity Center) units to allow the residential use, 5,871 square feet of commercial space, 150 room hotel and associated parking garage.

VALUATION – The total project cost is approximately \$ 51 Million.

STATUS – The project was approved by City Commission on June 1, 2016. Submittal of building permit applications is pending.



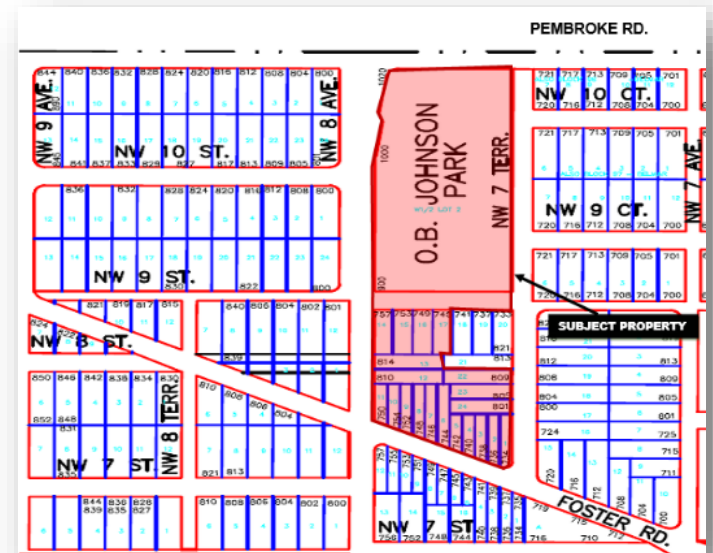
Development Agreement Commitment Highlights

Community Benefit Construction/Permanent Workforce	\$70,000.00
Public Safety Improvements	\$244,770.00
Improvements S.E 9 th St. from US1 to S.E. 2 nd St.	\$1,000,000.00
Historic Contribution	\$25,000.00
Scholarship	\$25,000.00
Affordable Housing	\$424,000.00

O.B. JOHNSON PARK
900 NW 8th Avenue



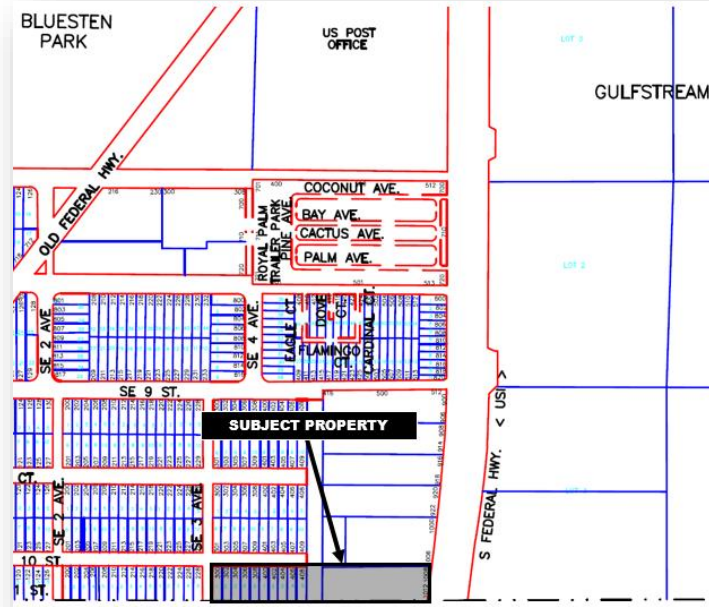
STATUS – The major development/ site plan application was approved by the City Commission on April 15, 2015. Building has been constructed. Additional site improvements forthcoming.



Major Development Projects with Approved Site Plans

OPTIMA OFFICE NORTH

1010 S. Federal Highway



OWNER/DEVELOPER- I & A Miami, LLC and Star Holding Management,

DESCRIPTION- Project consist of 269,566 square feet of office use and, 5,689 square feet of bank space. Class "A" Office, LEED Platinum

VALUATION - The cost of construction is approximately \$65 million.

STATUS- The project was approved by City Commission on May 18, 2016. Submittal of building permits is pending.

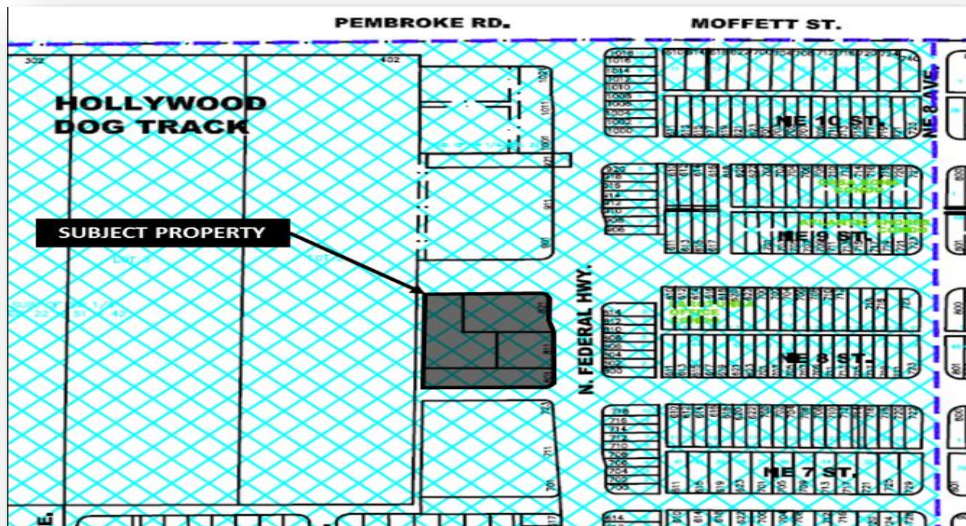
Development Agreement Commitment Highlights

Community Benefit- Construction Workforce	\$5,000.00 per position
Public Safety Improvements	\$215,651.00

Major Development Projects with Approved Site Plans

VILLAGE AT ATLANTIC SHORES

801 N. Federal Highway



OWNER/DEVELOPER- Atlantic Village 1, LLC

DESCRIPTION- Project consist of a two- story commercial center. The project includes 31,144 square feet of retail and office space.

VALUATION- The cost of construction is approximately \$5 million.

STATUS- The project was Administratively Approved on May 18, 2016 and building is under construction.



Major Development Projects Currently Under Planning and Zoning Review

Major Development Projects Currently Under Planning and Zoning Review

BLUESTEN PARK

501 S.E. 1st Avenue

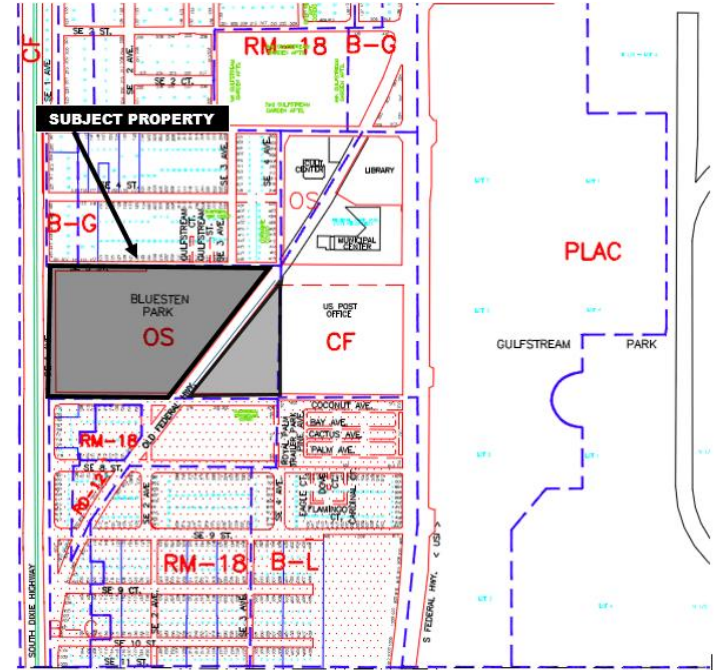


OWNER/DEVELOPER- The City of Hallandale Beach, 400 S. Federal Highway Hallandale Beach Blvd, Hallandale Beach, FL 33009

DESCRIPTION- Project consist the redevelop for Bluesten Park to include replacing the Community Center and swimming pool facility per the City Wide Park Master Plan.

VALUATION- The cost of construction is approximately \$21 million.

STATUS- The project is presently under review.



MEETING DATES:

Community Meeting- TBA

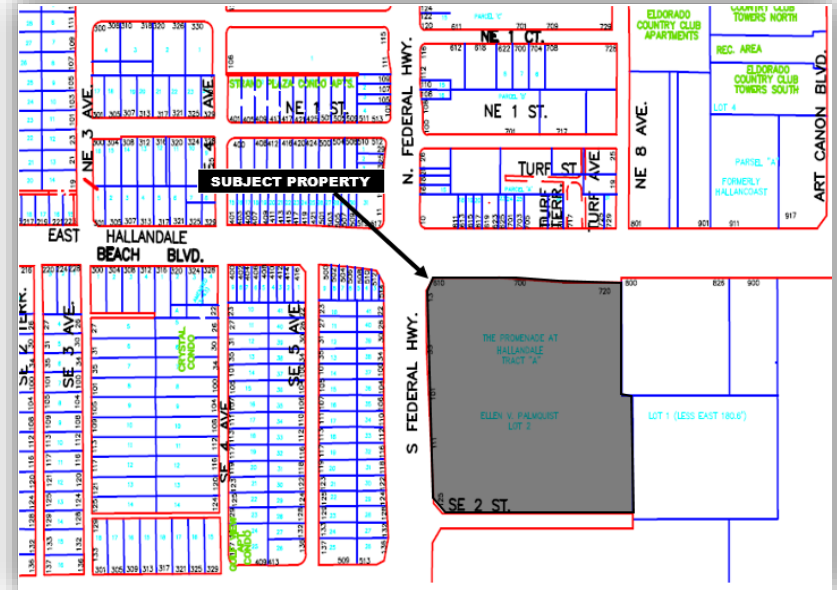
Planning & Zoning Board Hearing: TBA

City Commission: TBA

Major Development Projects Currently Under Planning and Zoning Review

CHATEAU SQUARE

600 E Hallandale Beach Blvd



OWNER/DEVELOPER- Chateau Group, LLC, 1000 E Hallandale Beach Blvd, Hallandale Beach, FL 33009

DESCRIPTION- Mixed use development consisting of two 40- story high rise buildings with a total of 726 residential units, including a request for assignment of RAC (Regional Activity Center) units to allow the residential use, 137,384 square feet of Retail Use Gross Leasable Area (a total of 336,902 square feet of Gross Floor Area when A/C mall pavilions, hallways, common areas and kiosks areas are included). The Project also includes 99,569 square feet of Gross Floor Area of Office Use and two hotel buildings with a total of a 280 hotel rooms/keys and 14,102 square feet of accessory hotel uses such as, ballrooms and meeting rooms.

VALUATION- The cost of construction is approximately \$375 million.

STATUS- The project is presently under review.

MEETING DATES:

Community Meeting was held on December 21, 2015

Planning & Zoning Board Hearing: July 27, 2016

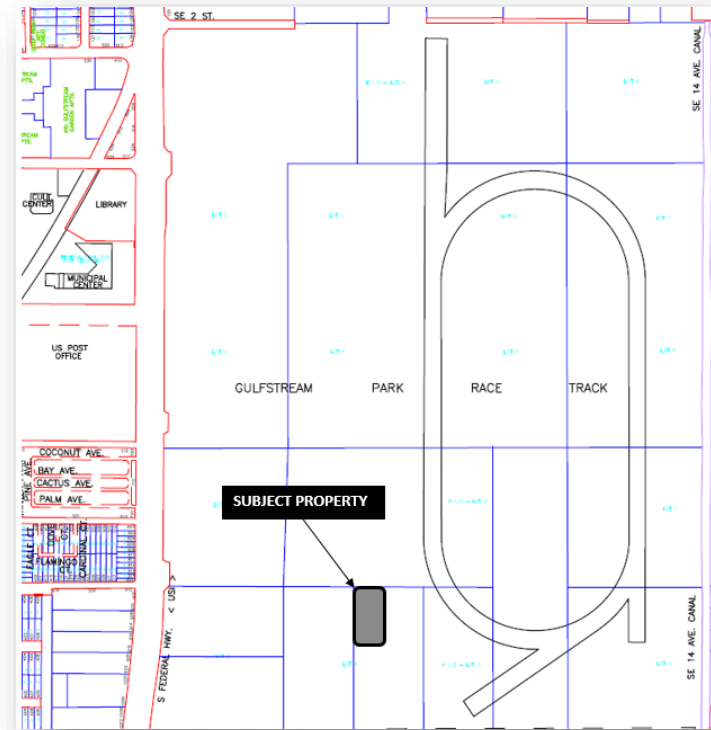
First Reading City Commission: TBA

Second Reading City Commission: TBA

Major Development Projects Currently Under Planning and Zoning Review

CINEMEX MOVIE THEATER

901 S. Federal Highway



OWNER/DEVELOPER - Gulfstream Park Racing Association, Inc. 901 S Federal Hwy, Hallandale, FL 33009

DESCRIPTION – Project consist of a 47,200 square feet Cinemex Movie Theater with 996 seats.

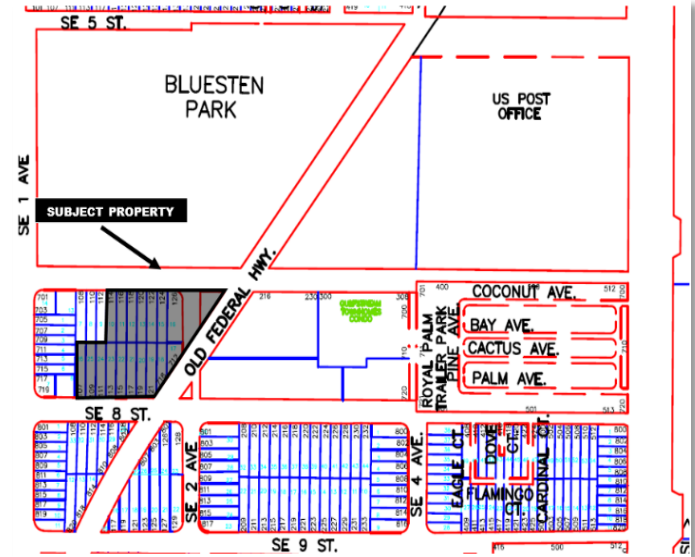
VALUATION – N/A

STATUS – The project is presently under review.

Major Development Projects Currently Under Planning and Zoning Review

CROSSINGS AT HALLANDALE

700 Old Federal Highway/130 S.E. 7th Street



OWNER/DEVELOPER- Hallandale Crossing, LLC

DESCRIPTION- Project consist of a seven-story building with 92 residential multi-family units.

VALUATION - The cost of construction is approximately \$10 million.

STATUS- The project is on hold by request of the applicant. The project application expires and will be closed on September 16, 2016.

MEETING DATES:

Community Meeting- TBA

Planning & Zoning Board Hearing: TBA

City Commission: TBA

Major Development Projects Currently Under Planning and Zoning Review

HALLANDALE BEACH TOWNHOMES

901-925 & 920 SW 9th Street

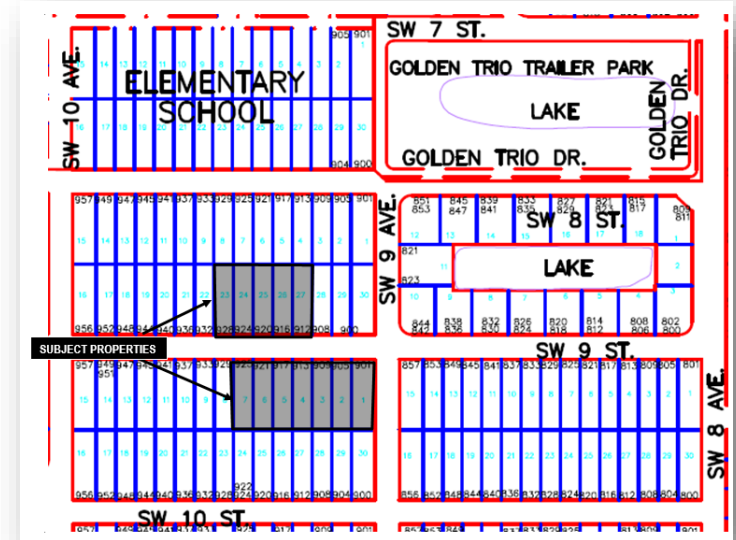


OWNER/DEVELOPER – 99 Hallandale, LLC, 2875 NE 191 Suite 80, Aventura FL 33180

DESCRIPTION – Project consist of 20 townhomes units that inclusive of (8) three-bedroom units on the northern property and (12) three-bedroom units on the southern side the project (located on 2 parcels: 901-925 & 920 SW 9th Street).

VALUATION – The cost of construction is \$4,228,700.00.

STATUS – The project is presently under review.



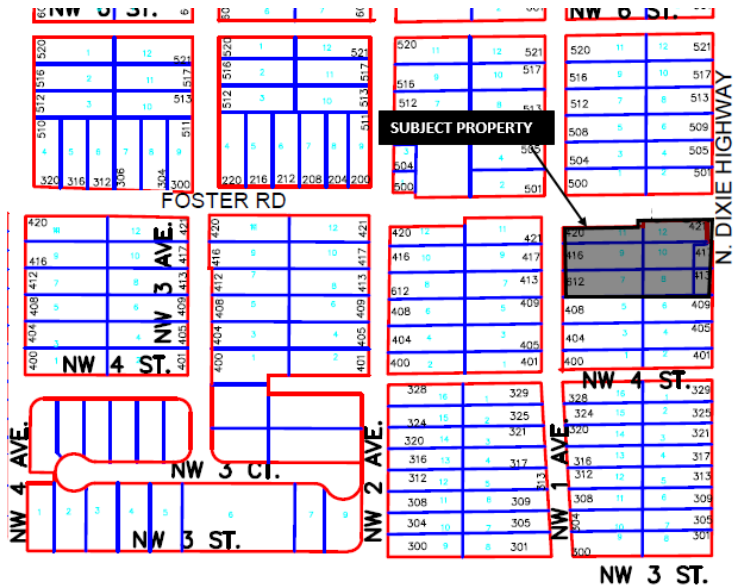
MEETING DATES:

Community Meeting- TBA
Planning & Zoning Board Hearing: TBA
City Commission: TBA

Major Development Projects Currently Under Planning and Zoning Review

HBC MEDICAL CENTER

411 N. Dixie Highway



OWNER/DEVELOPER- HBC Medical Holding LLC

DESCRIPTION- Project consists of a 3-story commercial building with 25,089 square feet of medical office space.

VALUATION The cost of construction is approximately \$6.5 million.

STATUS – The project is presently under review.

MEETING DATES:

Planning & Zoning Board Hearing: Sept. 28, 2016
City Commission: October 19, 2016

Major Development Projects Currently Under Planning and Zoning Review

ICEBOX CULINARY CENTER

219 N.E. 3rd Street

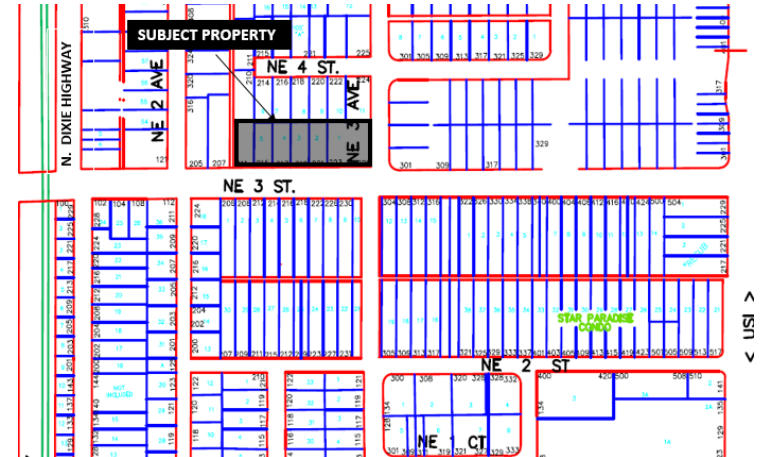


OWNER/DEVELOPER- Icebox Café RE, LLC

DESCRIPTION- Project consist of 9,300 square feet commercial kitchen/commissary, a 2,100 square feet green house and a 2,700 square feet café dining area.

VALUATION The cost of construction is approximately \$1,750,000.00.

STATUS – The project is presently under review.



MEETING DATES:

Planning & Zoning Board Hearing: Sept. 28, 2016

City Commission: October 19, 2016

Major Development Projects Currently Under Planning and Zoning Review

MG100 TOWER

100 S Federal Highway



OWNER/DEVELOPER- MG 100 Federal, LLC

DESCRIPTION- Project consist of 30 story mixed-use tower. The project includes 294 rental apartment residence, 4,116 restaurant space and approximately 5,487 square feet of retail space. Conditional Use permit is also requested to allow the residential use on commercial zoned land and allocation of flex and RAC units. Assigning PDD Overlay District to the property is also requested.

VALUATION The cost of construction is approximately \$80 million.

STATUS – The project is presently under review.

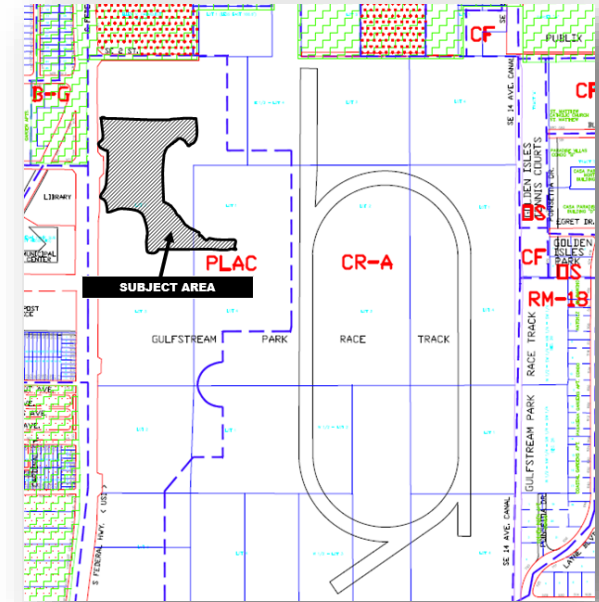
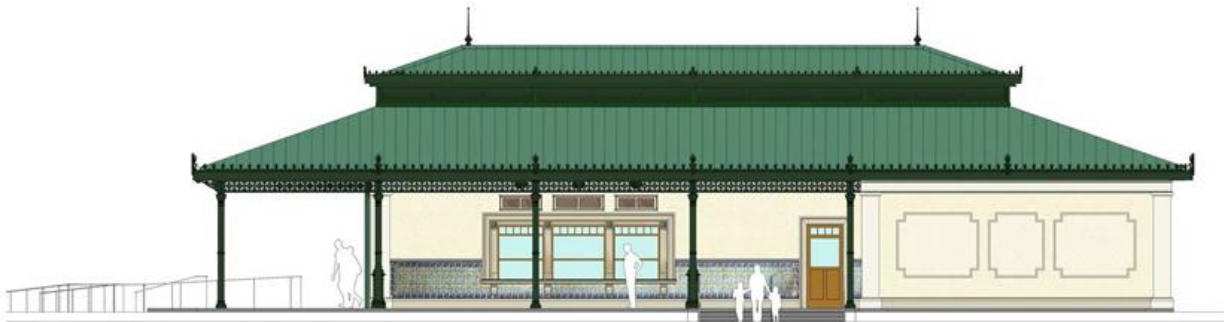
MEETING DATES:

Community Meeting- May 19, 2016
Planning & Zoning Board Hearing: June 8, 2016
First Reading City Commission: TBA
Second Reading City Commission: TBA

Major Development Projects Currently Under Planning and Zoning Review

PEGASUS PARK PAVILION- MINOR DEVELOPMENT

901 S. Federal Highway



OWNER/DEVELOPER - Gulfstream Park Inc. 901 S Federal Hwy, Hallandale, FL 33009

DESCRIPTION – Project consist of a single-story 2,763 square feet pavilion containing food concession, restroom facilities, and a canopied outdoor dining area within Pegasus Park. t pavilion containing concession and restroom facilities, and a canopied outdoor dining area within Pegasus Park.

VALUATION – N/A

STATUS – Plans submitted on June 21, 2016 and are currently under review for minor development approval. Building permits also submitted and approval is imminent.

Major Development Projects Currently Under Planning and Zoning Review

PENINSULA TOWER

124 S. Federal Highway



OWNER/DEVELOPER- 18590 Development, LLC/ Joseph Dum and Josef Preschel

DESCRIPTION- Project consist of a fifteen-story office building with 144,414 square feet of office and retail space.

VALUATION- The cost of construction is approximately \$26 million.

STATUS- The project is was administratively approved in July, 2016. Submittal of Building permits pending.

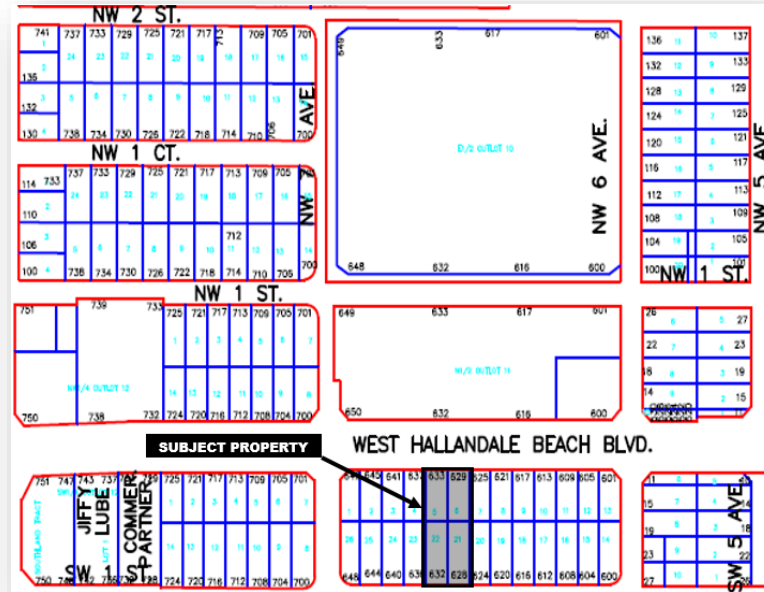
MEETING DATES:

Community Meeting- June 2, 2016

Major Development Projects Currently Under Planning and Zoning Review

V TOWER

633 W. Hallandale Beach Blvd.



OWNER/DEVELOPER- HL Hallandale, LLC,

DESCRIPTION- Project consist of a twenty-three story, office building with 119,750 square feet of gross floor area.

VALUATION - The cost of construction is approximately \$25 million.

STATUS- The project is presently under review.

MEETING DATES:

Community Meeting- September 8, 2016

Planning & Zoning Board Hearing: TBA

City Commission: TBA



Recently Completed Major Developments*

*(*Projects which have obtained a Certificate of Occupancy (C.O.) or Temporary Certificate of Completion (TCC) in the past 6 months.)*

Recently Completed Major Developments

CVS PHARMACY

2101 E. Hallandale Beach Boulevard



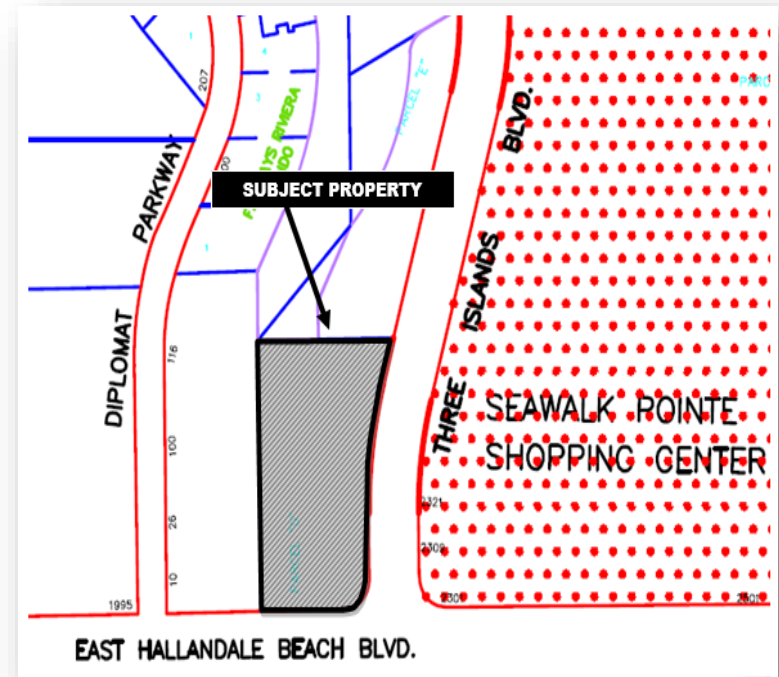
OWNER/DEVELOPER – CVS 10078 FL, LLC/CPH Engineers Inc.
1992 SW 1st Street, Miami, FL 33135

DESCRIPTION – A 14,290 square foot CVS Pharmacy Store.

VALUATION – The estimated construction cost is \$1.4 million.

STATUS—Development application was approved by City Commission on May 7, 2014. The building permit has been issued and the project received it C.O. February 16, 2016.

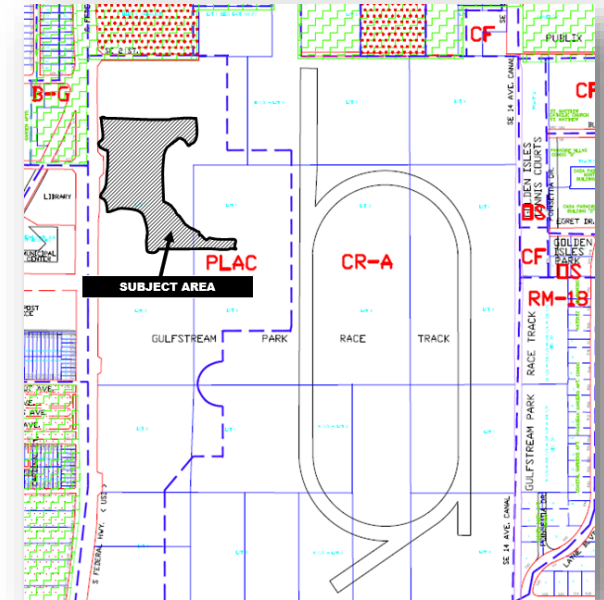
Development Agreement Commitment Highlights	
Traffic Condition Study	\$ 15,000.00
Rehab of Hallandale Beach Fire Station 90	\$ 65,000.00
Installing purple pipe along Three Islands Boulevard to support the City's re-use initiative, and landscape improvements	\$ 50,000.00
Bus Shelters	\$ 35,000.00
Water Impact Fee	\$ 6,930.65
Maintenance of abutting canal end	\$ 50,000.00
City's Mini bus system	\$ 25,000.00
Contribution for removal of the exotic species along Three Islands Boulevard and replacement landscaping	\$ 65,000.00



Recently Completed Major Developments

PEGASUS PARK – VILLAGE AT GULFSTREAM PARK

901 S. Federal Highway



OWNER/DEVELOPER - Gulfstream Park Inc. 901 S Federal Hwy, Hallandale, FL 33009

DESCRIPTION - Construction of a monumental 110 feet tall bronze statue of the winged horse, Pegasus, in a park-like setting at the Village at Gulfstream Park.

VALUATION - The estimated construction cost is \$ 20 million.

STATUS – The application was approved by the City Commission on November 20, 2013. An addition of Carousel, Kiddie- coaster, Concession Stand and Restrooms forthcoming as a proposal. The statue and park has received a Temporary Certificate of Completion (TCC).